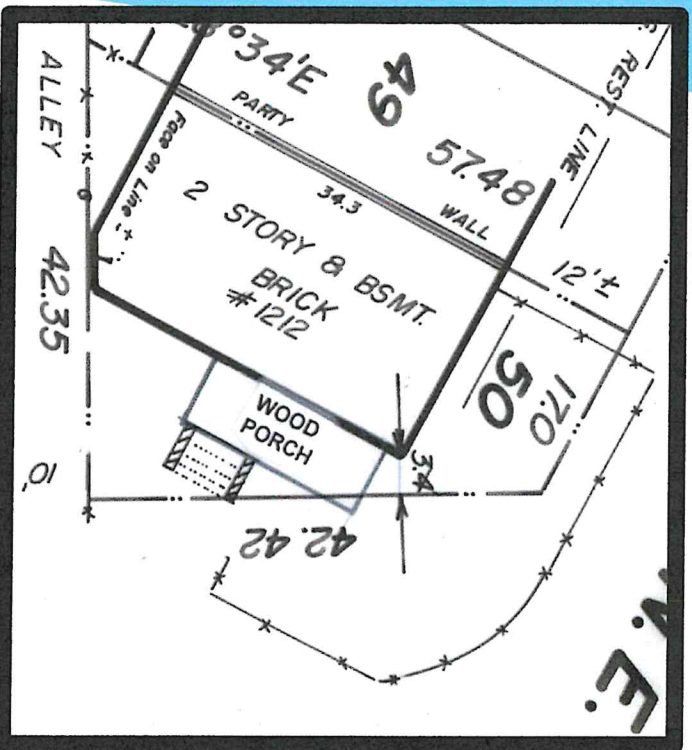


**1212 6th Street NE
Washington, D.C. 20001**

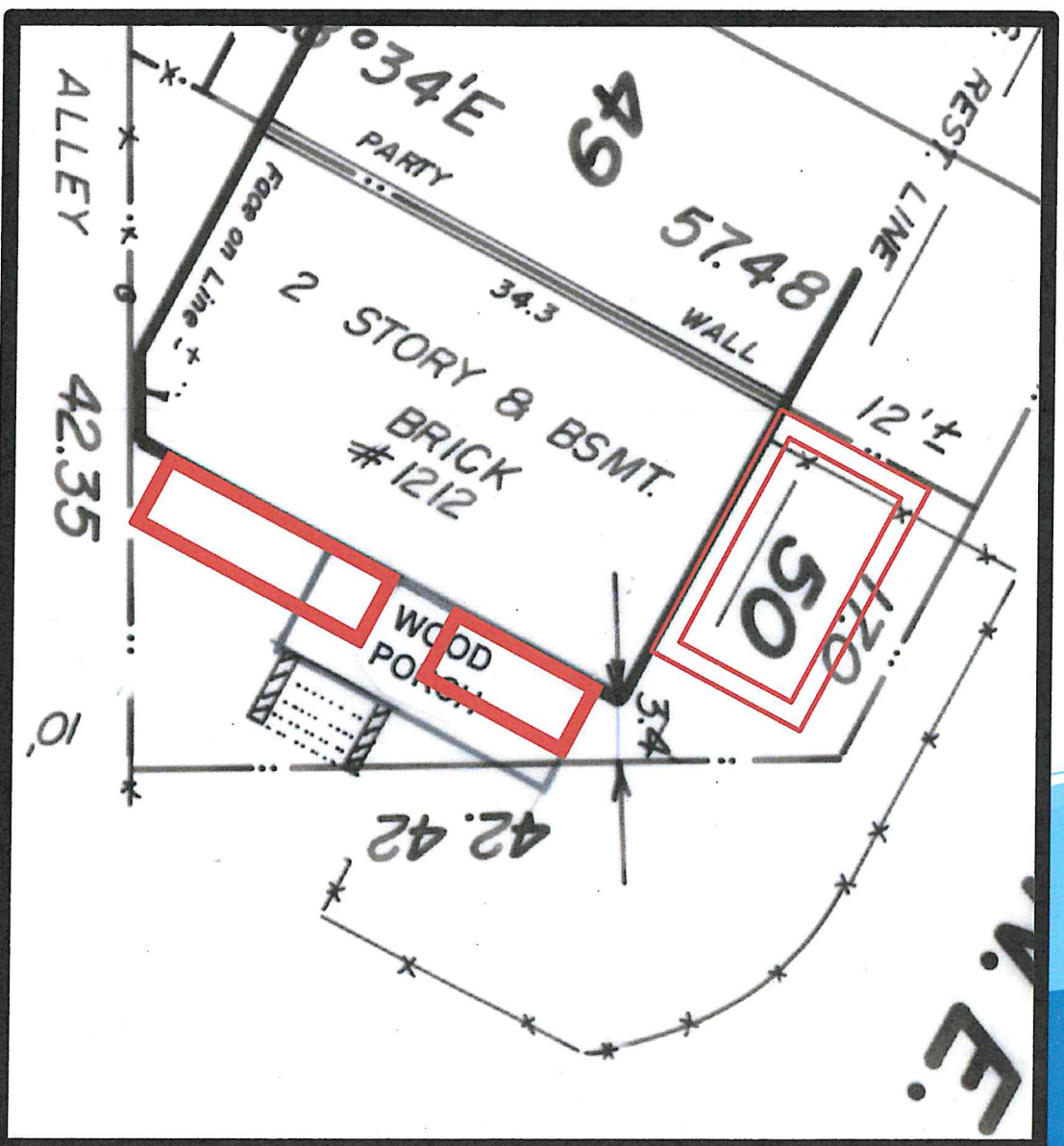
Additional Requested Information:
Submitted June 11, 2019

Original PDRM Letter:
April 24, 2019

Project: Conversion from Single Family to Flats
Zone: RF-1



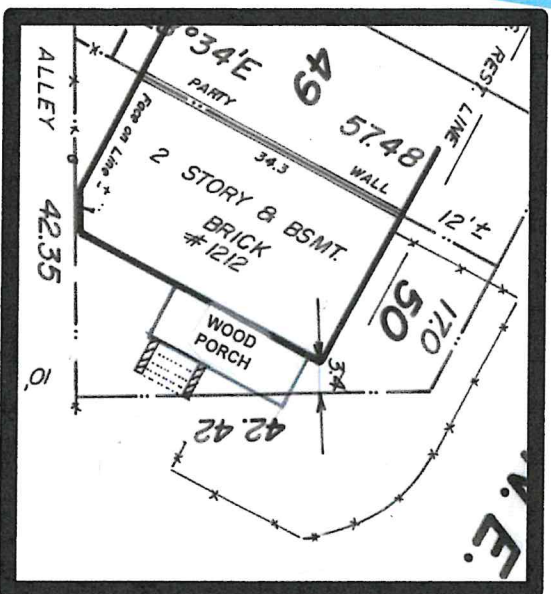
Existing Lot Details*



Proposed Lot Details

*Taken from Landtech Associates Inc. Survey, dated May 17, 2018 (attached).

Existing Lot Details



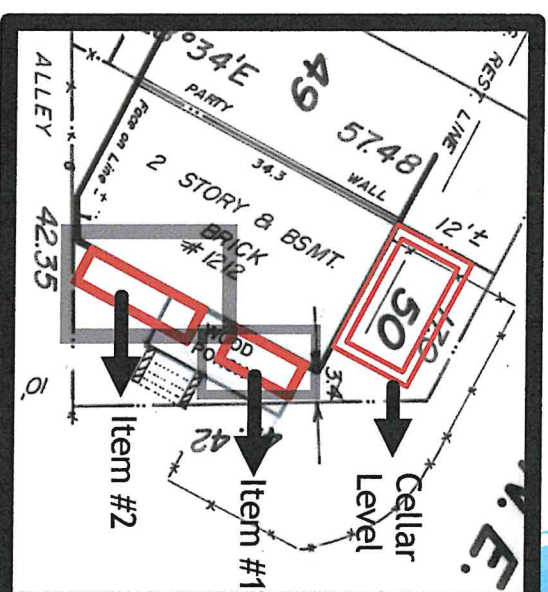
Existing:

Existing Size (SF): **1,387**

Current % of Lot Coverage (SF): **51.9%**

60% or Less of Lot Coverage: Yes

Proposed Lot Details



Proposed Additions:

Item #1: 8 FT x 4 FT. or **32 SF****

Item #2: 15 FT x 4 FT or **60 SF**

Cellar Level: Cellar Level w/ Terrace Off 1st Floor:
Approximately 14 FT x 10 FT or 140 SF*

Proposed SQ of Lot Coverage After Additions: **812**

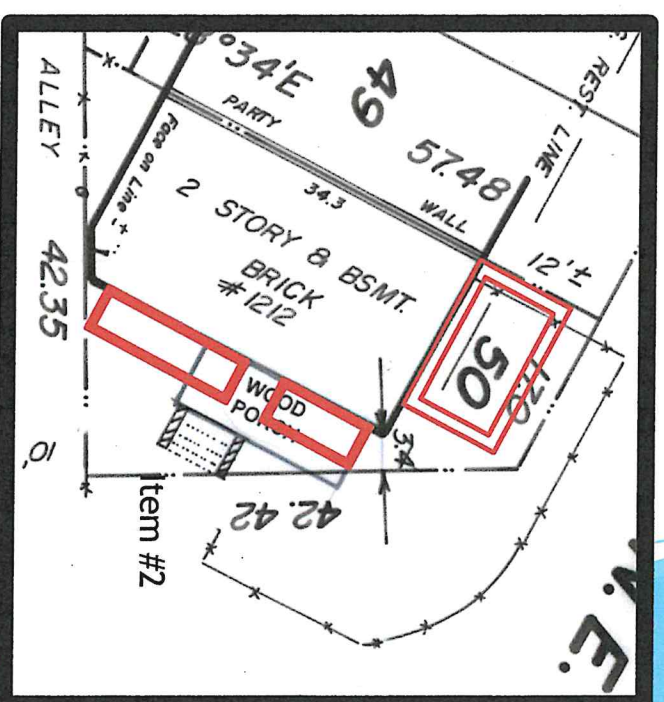
Proposed % of Lot Coverage After Additions: **58.5%**

60% or Less of Lot Coverage: Yes

*Cellar Level & Uncovered Terrace Do Not Count Toward Lot Coverage

**Option to increase size from 8 FT x 4 FT (32 SF) to approximately 10 FT x 4 FT (40 SF), which would still increase lot coverage to 59.1% (still remaining within 60%)

Proposed Lot Setbacks



Front Setbacks:
From D.C. Property/Sidewalk: 17 FT
From 1212 Property Line: 12 FT

From D.C. Property/Sidewalk (North Side):
APPROX. 18 FT
From 1212 Property Line: 3.4 FT

*Cellar Level & Uncovered Terrace Do Not Count Toward Setback (No Addition on First Floor in Front Yard)
 **Option to decrease setback to touch side yard line and decrease setback from 1212 property line to 0 FT (no additional will cross 1212 property line).

Additional Information:

Hot Tub Information:

Plan is to have hot tub insert into flooring of the deck, with sides of hot tub not to exceed 1-2 FT. above immediate deck flooring. For further information, please see the attached drawings to PDRM letter, dated April 24, 2019. The hot tub section of the deck (northern section—toward Florida Ave. NE) is built-up or higher than the lower section.

3RD Floor Information:

Existing attic flooring and existing space to be made into 3rd floor. Ceiling of existing attic space raised to allow for more height.

Remain in 60% Lot Coverage or Less:

Yes, please see slide 4 of this presentation.

Rear Yard Setbacks:

Any addition in the “rear yard” will follow the existing footprint of property at 1212 6th Street NE (in the rear).

SURVEYOR'S LEGEND

A/C	AIR CONDITIONER
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
CAP	CAPPED PIPE
CONC	CONCRETE
COVD.	COVERED
DRIVE	DRIVEWAY
ENCL	ENCLOSED
G	GATE
IBF	IRON BAR FOUND
IBS	IRON BAR SET
NF	NAIL FOUND
OH	OVERHANG
P.U.E.	PUBLIC UTILITY EASEMENT
PF	PIPE FOUND
POB	POINT OF BEGINNING
POL	POINT ON LINE
R/W	RIGHT-OF-WAY
REC	RECORD
RET	RETAINING
SF	SQUARE FEET
ST	STOOP
TYP	TYPICAL
W/	WITH

WOOD FENCE	— — — —
CHAIN LINK FENCE	— X — X — X — X —
IRON FENCE	— V — V — V — V —
FENCE	— III — III — III — III —
PLASTIC FENCE	— P — P — P — P —
PROPERTY LINE	— — — — —
WALL	— — — — —
STONE WALL	— — — — —
CONCRETE	— — — — —
MACADAM/GRAVEL	— — — — —
BRICK	— — — — —

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